

30. Details of areas and use, floorwise:

Floor % Reference	Use	Open Terrace	Total builtup area M2	Areas free from FAR						NET FAR		ADDITIONAL FAR		PROPOSED TOTAL FAR		
				Stairs.	Bal./ Ver	Lift	Mezz.	base Stilt/ Ramp Un. porch	Total	Net Floor Area sq.m.	FAR P %	Ent. Foyer/ Soc. CTI	FAR P %	TOTAL Floor Area sq.m.	FAR P %	
PROPOSED BUILDING																
GROUND FLOOR	PARK COMM	-	1323.92	34.95	-	11.28	-	652.59	698.82	625.10	16.68%	0.00	0.00 %	625.10	16.68%	
FIRST FLOOR	RES	79.80	958.94	57.86	182.98	12.03	-	-	252.87	457.72	12.21%	248.35	6.63 %	706.07	18.84%	
SECOND FLOOR	RES	197.24	1424.92	57.86	307.88	12.03	-	-	377.77	1035.15	27.62%	12.00	0.32 %	1047.15	27.94%	
THIRD FLOOR	RES	79.80	1424.92	57.86	307.88	12.03	-	-	377.77	1035.15	27.62%	12.00	0.32 %	1047.15	27.94%	
FOURTH FLOOR	RES	30.00	920.71	57.86	179.42	12.03	-	-	249.31	661.88	17.65%	13.00	0.35 %	674.88	18.01%	
TOTAL	PARK RES COMM	386.84	6056.89	266.39	978.16	59.40	-	652.59	1956.54	3815.00	101.79%	285.35	7.61%	4100.35	109.40%	

AREA FOR INFRASTRUCTURE TAX=6056.89sq. mts.-652.59sq. mts.(STILT)=5404.30q. mts.+386.84sq. mts.(O.T)
(7.5% OF FAR 3815.00=286.13 sq. mts-clubhouse, FAR, CTI)

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
FAR upto 100.00sqm. (2 BHK FLATS-33 NOS)	Res.	33	33
FAR upto 150.00sqm. (3 BHK FLATS-08 NOS)	Res.	18	12
FAR upto 50.00sqm. (COMM-625.10 SQ. MTS.)	Comm	26	12.5
TOTAL	Res./Comm	77	57.50

31. Type of zone to which the plot belongs to

SETTLEMENT zone

SETBACKS:

32. Front setback from the center line of road 7.50+5.00=12.50 mts.

33. Side setbacks:

(a)Left Side 5.00 mts.

(b)Right Side 4.00 mts.

34. Distance between two or more building on the same plot, if any 0.00 mts.

35. Height of the plinth 0.30 mts.

36. Use to which the building is to be put to floor-wise:

Ground floor : Parking/Commercial
First floor : Residential
Second floor : Residential
Third floor : Residential
Fourth floor : Residential

37. Plot owned by with reference to the ownership certificate of land :

38. Reference number and date of approval of sub-division of land,

39. Any other information REF:

Please check order No. 136699/14000/14/14-71 dated 06/02/2026

regarding the plans

By: Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao, Goa

AREA STATEMENT

1. Area of the Plot	3748.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	432.91	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	3315.09	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%
8. Covered area of proposed building	1323.92	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.94	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	1323.92	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.94	%
FLOOR AREA:		
12. Balcony area and covered area over footways floorwise and total on all floors	978.16	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Ground floor	625.10	sq. mts.
17. Floor area consumed on First floor	457.72	sq. mts.
18. Floor area consumed on Second floor	1035.15	sq. mts.
19. Floor area consumed on Third floor	1035.15	sq. mts.
20. Floor area consumed on Fourth floor	661.88	sq. mts.
21. Existing floor area to be maintained	0.00	sq. mts.
22. Total floor area consumed: (16+17+18+19+20)	3815.00	Sq.mts.
23. Floor area permissible	2248.80	Sq.mts.
24. FAR permissible	60	%
25. FAR consumed	101.79	%
26. Mezzanine area	-	Sq.mts.
27. Loft area	-	Sq.mts.
28. Basement area	-	Sq.mts.
29. Garage area	-	Sq.mts.

SCHEDULE OF OPENINGS

TYPE	SIZE	TYPE	SIZE
D1	1.10 X 2.20	W1	2.00 X 1.50
D2	1.00 X 2.20	W2	1.50 X 1.50
D3	0.90 X 2.20	W3	0.60 X 1.00
D4	0.85 X 2.20	V1	1.60 X 0.80
RS1	2.60 X 4.60	V2	0.60 X 0.80
FD1	2.60 X 2.50	LD	0.80 X 2.20

ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET

OWNER : KAYJI REAL ESTATE PVT.LTD.

PROJECT:COMMERCIAL/RESIDENTIAL BUILDING AT AQUEM, GOA.

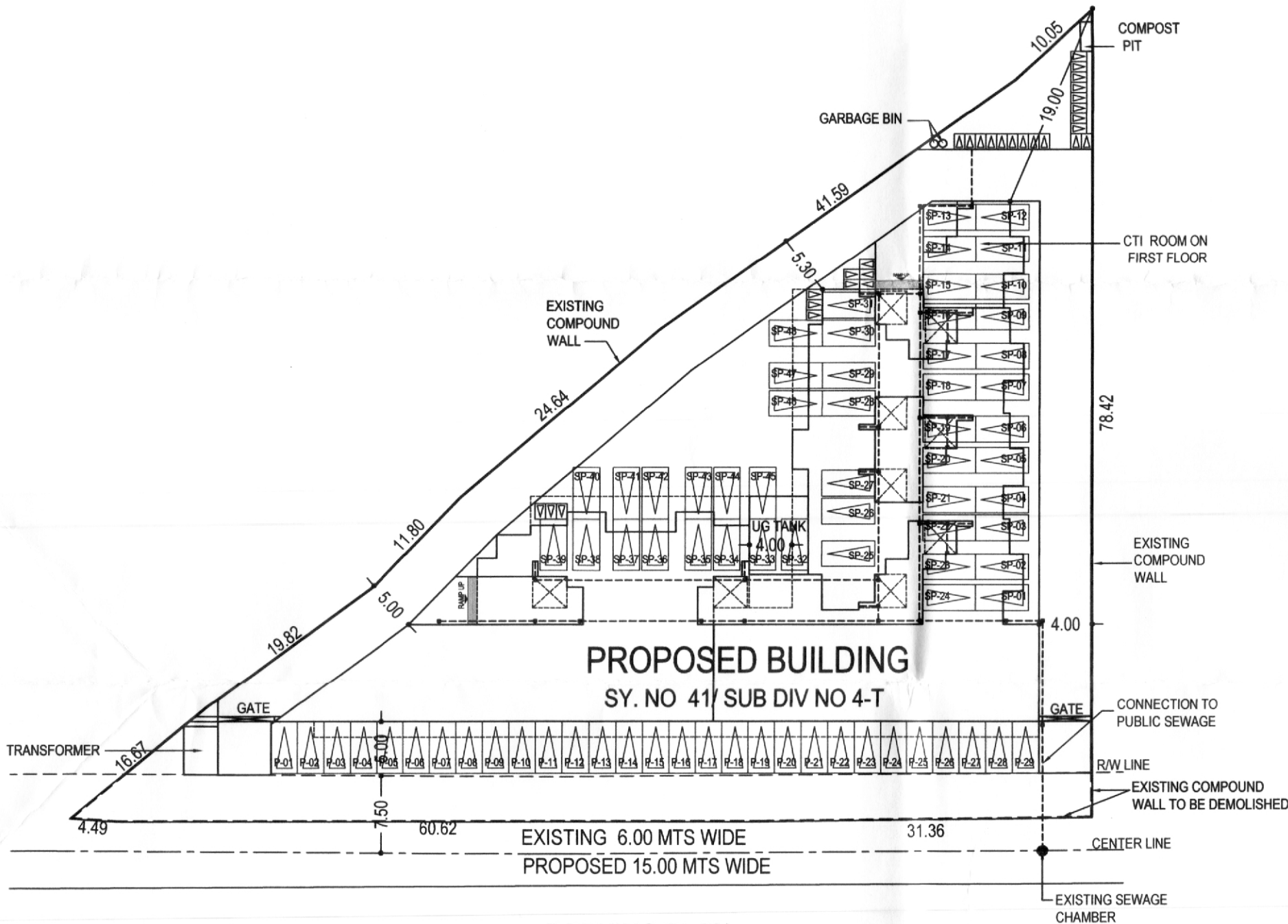
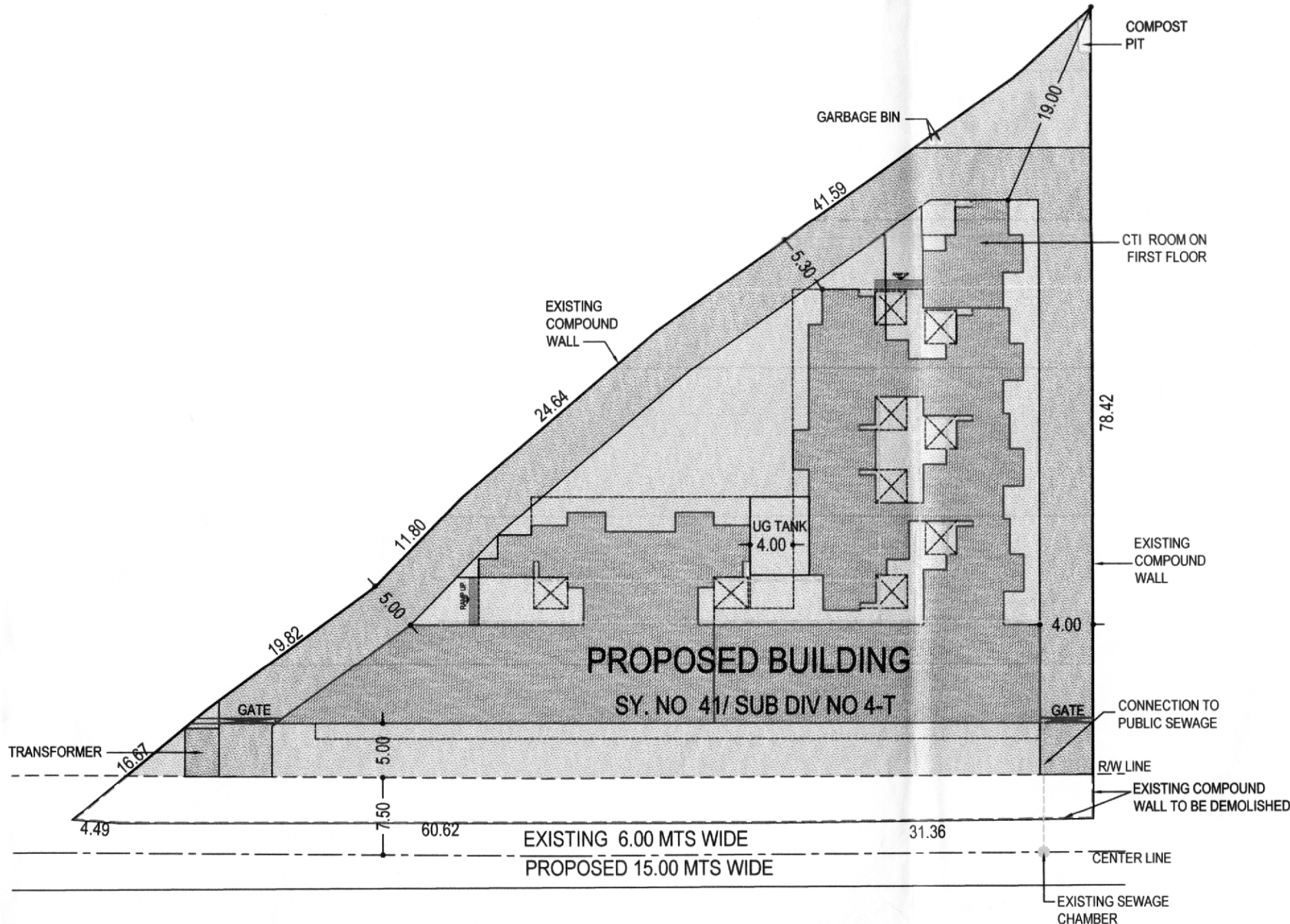
DATE:12.08.25 SY. NO 41/ SUB DIV NO 4-T DRAWN:SWATHI

SCALE - 1:100, 1:200 & 1:500 JOB NO-2536 DRG. NO- 797/01

OWNER: ENGINEER:

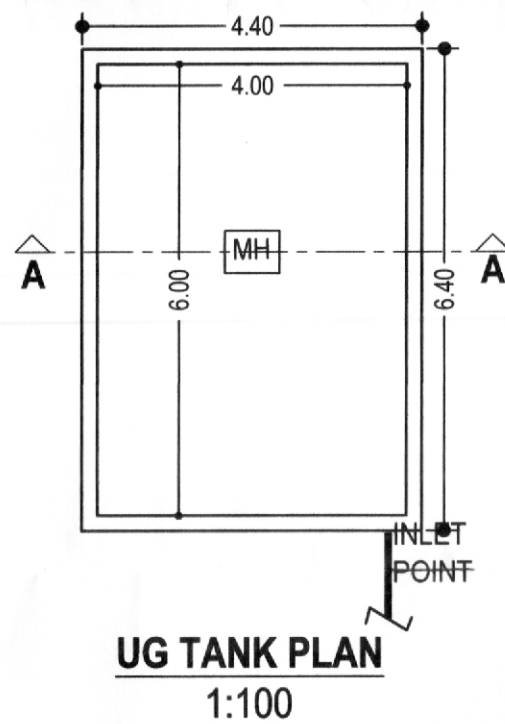
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
BAPANA ARCADE, 1ST FLOOR
MALBHAY, MARGAO -GOA.
PHONE NO.0201 2786993

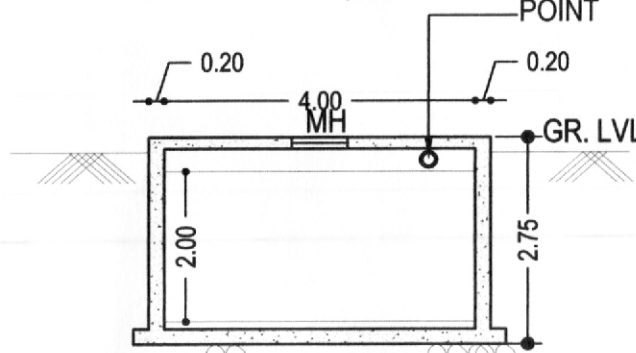


PARKING PLAN
SCALE 1:500

UG TANK



TANK CAPACITY
4.00X6.00X2.00=48,000 LTS



SECTION A-A
1:100

